001.0	0004	0001.0	1 of 1	Commercial	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,838,000 / 1,838,000
					USE VALUE: 1,838,000 / 1,838,000
					ASSESSED: 1,838,000 / 1,838,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24	-36	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KO NAI NAN ETAL/ TRUSTEES
Owner 2:	NAN REALTY TRUST
Owner 3:	
Street 1:	40 TABOR HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 14,513 Sq. Ft. of land mainly classified as Auto Repair with a Repair Gar. Building built about 1945, having primarily Brick Exterior and 13796 Square Feet, with 3 Units, 0 Bath, 0 3/4 Bath, 5 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
332	14513.000	833,400		1,004,600	1,838,000
Total Card	0.333	833,400		1,004,600	1,838,000
Total Parcel	0.333	833,400		1,004,600	1,838,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 133.23 | /Parcel: 133.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 1125
GIS Ref
GIS Ref
Insp Date 05/11/18

!110!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	332	FV	833,400	0	14,513.	987,200	1,820,600	1,820,600	Year End Roll	12/18/2019
2019	332	FV	756,200	0	14,513.	929,100	1,685,300	1,685,300	Year End Roll	1/3/2019
2018	332	FV	739,700	0	14,513.	812,900	1,552,600	1,552,600	Year End Roll	12/20/2017
2017	332	FV	739,700	0	14,513.	638,700	1,378,400	1,378,400	Year End Roll	1/3/2017
2016	332	FV	655,300	0	14,513.	638,700	1,294,000	1,294,000	Year End	1/4/2016
2015	332	FV	619,100	0	14,513.	580,700	1,199,800	1,199,800	Year End Roll	12/11/2014
2014	332	FV	619,100	0	14,513.	580,700	1,199,800	1,199,800	Year End Roll	12/16/2013
2013	332	FV	619,100	0	14,513.	580,700	1,199,800	1,199,800		12/13/2012

PRINT

Date	Time
12/10/20	15:59:16

LAST REV

Date	Time
07/10/19	11:58:39

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 110

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	910-80		9/1/1978		286,500	No	No		Y

USER DEFINED

Prior Id # 1:	1125
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2017	932	Siding	31,575	C				
4/29/2015	411	Manual	10,500					Construct bath wal
4/24/2015	395	Sign	1,200					Install sign.
9/30/2014	1277	Manual	7,500		9/30/2014			Remove and re-inst
12/9/2002	1019	Manual	110,000	C				TENANT IMPROVEMENT
12/5/2002	998	Sign	380	C				
10/8/1993	513	Manual	250	C				SIGNS

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2019	I & E Return	JO	Jenny O
5/11/2018	Meas/Inspect	HS	Hanne S
2/17/2017	I & E Return	EMK	Ellen K
4/11/2016	I & E Return	MM	Mary M
2/9/2009	Meas/Inspect	197	PATRIOT
12/3/1999	Meas/Inspect	201	PATRIOT
12/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	Auto Repair		14513		Sq. Ft.	Site		0	43.25	1.60	CG									1,004,570						1,004,600	

Total AC/HA: 0.33317 | Total SF/SM: 14513 | Parcel LUC: 332 | Auto Repair | Prime NB Desc: COMM GD | Total: 1,004,570 | Spl Credit | Total: 1,004,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	39 - Repair Gar.		
Sty Ht:	1 - 1 Story		
(Liv) Units:	3	Total:	3
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1945	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	7 - Unit Heaters		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	5	Rating:	Average
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	65.00
Size Adj.:	0.87248480
Const Adj.:	0.97334963
Adj $ / SQ:	55.200
Other Features:	31237
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1157456
Depreciation:	324088
Depreciated Total:	833368

COMMENTS

MASS BJJ, PEAK PERFORMANCE, SUPERIOT TIRE & AUTO SERVICE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	0		BRs:	0		Baths:			HB	5		

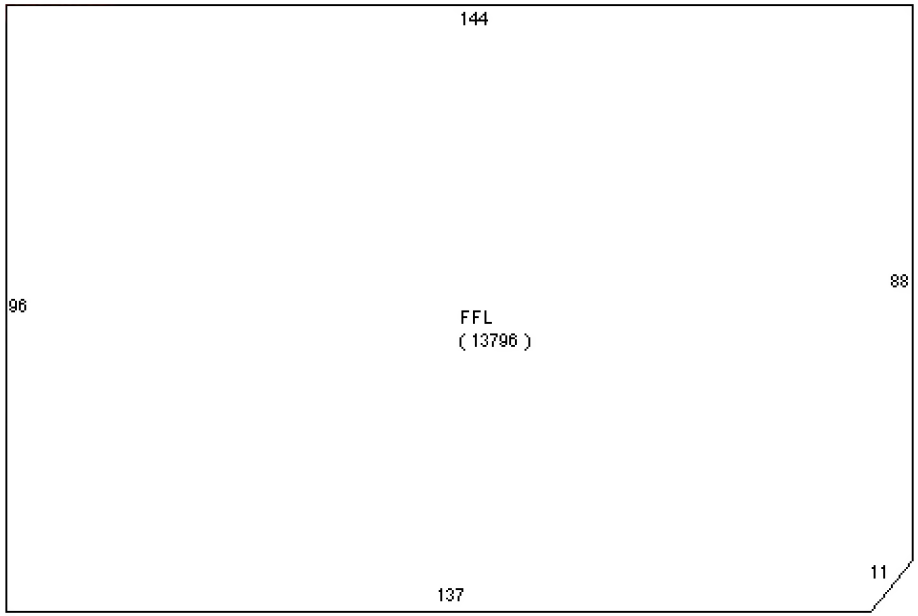
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	80.59
Special Features:	0	Val/Su Net:	60.41
Final Total:	833400	Val/Su SzAd	60.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	13,796	55.200	761,541
	Net Sketched Area:	13,796	Total:	761,541
Size Ad	13796	Gross Are	13796	FinArea 13796

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	RTL	30	A	1
FFL	100	OFC	10	A	1

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: